



KEVIN KAMENETZ
County Executive

ARNOLD JABLON
*Deputy Administrative Officer
Director, Department of Permits,
Approvals & Inspections*

March 16, 2017

Bruce Doak
Bruce E. Doak Consulting, LLC
3801 Baker Schoolhouse road
Freeland, Maryland 21053

Dear Mr. Doak:

RE: Zoning Spirit and Intent, 2014-0264-A, 7704 German Hill Rd, 12th Election District

Your letter to Mr. Arnold Jablon, Director, concerning the above referenced property and zoning case has been referred to this Office for reply. Please be advised that this Office finds that constructing the proposed garage smaller than the approved 40 foot width per Case 2014-0264-A is within the Spirit and Intent of said order. A copy of this letter should appear on any site plan submitted to this Office for building permit review.

THE FOREGOING IS MERELY AN INFORMAL OPINION. IT IS NOT AN EXPERT OR LEGAL OPINION. IT IS NOT INTENDED TO BE RELIED ON AS EXPERT OR LEGAL ADVICE, AND IS NOT LEGALLY OR FACTUALLY BINDING ON BALTIMORE COUNTY OR ANY OF ITS OFFICIALS, AGENTS, OR EMPLOYEES. BALTIMORE COUNTY EXPRESSLY DISCLAIMS ANY AND ALL LIABILITY ARISING OUT OF, OR IN ANY WAY CONNECTED WITH THE INFORMATION PROVIDED IN THIS DOCUMENT, OR ANY INTERPRETATION THEREOF.

Sincerely,

A handwritten signature in black ink, appearing to read "Joseph C. Merrey", is written over a circular stamp.

Joseph C. Merrey
Planner II
Zoning Review
410-887-3391



P:JCM
3/6/17 uca
S+I?
JCM

17-096
\$15000

March 3, 2017

Arnold Jablon
Baltimore County Office of Zoning
111 W. Chesapeake Avenue
Towson, MD 21204

Mr. Jablon,

I am writing this letter to get an official opinion from the Office of Zoning if my client can build a garage with a width less than 40 feet.

An opinion (copy enclosed) was rendered on August 6, 2014 in zoning case #2014-0264-A that allowed a garage to be built with a width of 40 feet wide as shown on the zoning plan (copy enclosed).

After gaining zoning approval, I applied for a building permit for the construction of the garage. I have enclosed the building permit plan. The review of the building plans required fire walls on the east and west sides at the 5 foot setback from the property line. Because of this requirement, we wish to decrease the width of the building to a width that would not require the fire walls.

During the building permit application process, it was determined that a DRC approval was needed. I applied for and received that approval as well. I have also enclosed the DRC approval letter.

I look forward to your quick response to this request.

With regards,

Bruce E. Doak
MD Reg Property Line Surveyor #531

Bruce E. Doak Consulting, LLC
3801 Baker Schoolhouse Road
Freeland, MD 21053
410-419-4906 cell / 443-900-5535 office
bdoak@bruceedoakconsulting.com

Baltimore County Government
Department of Permits Approvals and Inspections
Development Management



111 West Chesapeake Avenue
Towson, MD 21204

410-887-3335

June 9, 2016

Bruce E. Doak Consulting, I.I.C.
Mr. Bruce E. Doak
3801 Baker Schoolhouse Road
Freeland, MD 21053

RE: Bacon William Property
7704 German Hill Road
Tracking Number: DRC-2016-00054
DRC Number: 052416F; Dist. 12C7

Dear Mr. Doak:

Pursuant to Article 25A, Section 5 (U) of the Annotated Code of Maryland, and as provided in Section 602 (d) of the Baltimore County Charter, and Sections 32-1-101, 32-3-401, and 32-3-517 of the Baltimore County Code, this letter constitutes an administrative order and decision on the request for issuance, renewal, or modification of a license, permit, approval, exemption, waiver, or other form of permission you filed with this department.

Your request has been submitted for careful review and consideration to the Development Review Committee (DRC), which is composed of representatives from each of those departments involved in land-use decisions. These representatives are designees of the directors of these departments. The purpose of the DRC is to ensure compliance with Section 32-4-106 and Section 32-4-262 of the Baltimore County Code, and to make recommendations to the Director, Department of Permits Approvals and Inspections (PAI).

The DRC has, in fact, met in an open meeting on May 24, 2016, and made the following recommendations:

The DRC has determined, your project provisionally meets the requirements of a **limited exemption** under Section 32-4-106(a)(1)(vi).

Bruce E. Doak Consulting, LLC
Bacon William Property
June 9, 2016
Page 2

Now that you have received this limited exemption, please proceed with building permit application.

A copy of this letter must be presented when submitting engineering/construction plans to this office, and/or when applying for a building permit.

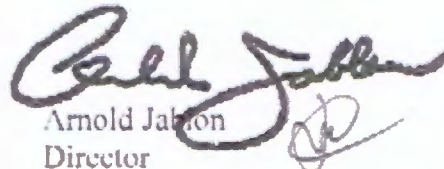
Please note that compliance with subtitles 3, 4 and 5 of Title 4, Article 32, Baltimore County Code, is required, as is compliance with all applicable zoning regulations. Phase 2 review fees may apply, depending on the amount of site disturbance, and/or the requirement of a Public Works Agreement. Also, sidewalks are required whenever the site is within the Metropolitan District.

Herein find a Zoning Review Hearing Checklist that will serve as a guide when preparing plans for building permit applications. Please be advised, plans not meeting minimum checklist requirements will not be accepted for filing. This will consequently delay building permit approval. Please note, the "conceptual" plan required for DRC review, does not necessarily meet the checklist guidelines. Therefore, it should not be assumed that the DRC plan is acceptable for building permit applications. Should you have any questions regarding the above, please contact the Zoning Review Section at 410-887-3391.

I have reviewed the recommendations carefully, and I have determined to adopt the recommendations set forth above. It is this 9th day of June 2016, ordered and decided that the recommendations of the DRC are hereby adopted.

Should you submit an application for any permit that may be required for this project, your application will be processed subject to the conditions set forth above, and any plans, securities, or non-county permits that may be required in accordance with County, State, or Federal regulations.

Sincerely,


Arnold Jablon
Director

AJ: JMC:dak

C: File

IN RE: PETITION FOR VARIANCE
(7704 German Hill Road)
12th Election District
7th Councilman District
William R. & Kathleen M. Bacon
Petitioners

* BEFORE THE OFFICE
* OF ADMINISTRATIVE
* HEARINGS FOR
* BALTIMORE COUNTY
* **CASE NO. 2014-0264-A**

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for Baltimore County as a Petition for Variance on behalf of the legal owners of the subject property. The Petitioners are requesting variance relief from the Baltimore County Zoning Regulations ("B.C.Z.R.") as follows: (1) to allow 7 parking spaces in the commercial area of the subject property in lieu of the required 10 parking spaces pursuant to § 409.6.A.2; (2) to allow a two-way movement driveway with a width of 9 ft. in lieu of the required 20 ft. pursuant to § 409.4.A; and (3) to require no additional landscaping around the proposed commercial parking area in lieu of the required landscaping pursuant to § 409.8.A.1. The subject property and requested relief is more fully depicted on the site plan that was marked and accepted into evidence as Petitioners' Exhibit 1.

Appearing at the public hearing in support of the request was William R. Bacon. Bruce E. Doak from Bruce E. Doak Consulting, LLC appeared on behalf of the Petitioners. A neighbor (James Green) attended the hearing to obtain more information about the requests. The Petition was advertised and posted as required by the B.C.Z.R.

Substantive Zoning Advisory Committee (ZAC) comments were received from the Department of Planning (DOP) dated June 27, 2014, and from the Bureau of Development Plans

ORDER RECEIVED FOR FILING

Date 8-6-14

By [Signature]

Review (DPR) dated June 26, 2014.

The subject property is approximately 10,441 sq. ft. and is zoned BL-AS & DR 3.5. Mr. Bacon, who is an attorney, has an interest in collecting large and unique antique items, such as mantle pieces or bars. He would like to construct a small accessory building (garage) at the rear of his property for the purpose of storing and selling the antiques, by appointment only. The property is currently improved with a small single family dwelling facing German Hill Road, and the proposed garage (1,920 sq. ft.) would be located at the rear of the narrow lot and would be accessed by way of an existing concrete drive.

To obtain variance relief requires a showing that:

- (1) The property is unique; and
- (2) If variance relief is denied, petitioner will experience a practical difficulty or hardship.

Trinity Assembly of God v. People's Counsel, 407 Md. 53, 80 (2008).

Petitioners have met this test. The property is narrow and extremely deep (50' x 216'), and is split zoned for commercial and residential use. As such, it is unique. If the B.C.Z.R. were strictly interpreted, the Petitioners would suffer a practical difficulty, given they would be unable to construct the proposed antique shop. I also find that the variance can be granted in harmony with the spirit and intent of the B.C.Z.R., and in such manner as to grant relief without injury to the public health, safety, and general welfare. Mr. Green, whose property adjoins the rear of Petitioners' lot, did not object to the requests, but simply wanted additional details regarding the proposal.

ZAC Comments

I will impose as conditions on the relief granted those items recommended in the ZAC comments, with a few exceptions. Both the DOP and DPR requested a landscape and lighting

ORDER RECEIVED FOR FILING

Date 8-6-14

By [Signature]

plan, which I do not believe is required. The photos submitted (Exhibit 4) show that the rear of the property is enclosed by mature vegetation, a point Mr. Green confirmed. As such, I do not believe that further landscaping is required. The DOP also requested that the variance be valid for this Petitioner only, which is at odds with Maryland law holding that variances "run with the land." The final issue concerns Mr. Kennedy's comment regarding the width of the driveway; he indicated the proposed driveway to access the garage/antique shop must be 16' wide, instead of 9' as proposed, to allow for two cars to pass. But as noted earlier, the sales of antiques will be by appointment only, which means it would be unlikely in the extreme for two cars to need to pass on this driveway. In addition, widening the driveway would in my opinion impart a decidedly commercial feel to the property, which would not be in keeping with adjoining residential properties.

Pursuant to the advertisement, posting of the property and public hearing on this Petition, and for the reasons set forth above, the petition for variance relief shall be granted.

THEREFORE, IT IS ORDERED, this 6th day of August, 2014, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from the Baltimore County Zoning Regulations ("B.C.Z.R.") as follows: (1) to allow 7 parking spaces in the commercial area of the subject property in lieu of the required 10 parking spaces pursuant to § 409.6.A.2; (2) to allow a two-way movement driveway with a width of 9 ft. in lieu of the required 20 ft. pursuant to § 409.4.A; and (3) to require no additional landscaping around the proposed commercial parking area in lieu of the required landscaping pursuant to § 409.8.A.1, be and is hereby GRANTED.

ORDER RECEIVED FOR FILING

Date

8-6-14

By

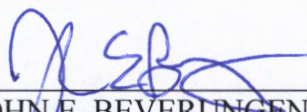
BW

The relief granted herein shall be subject to the following:

1. Petitioners may apply for appropriate permits and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, Petitioners would be required to return, and be responsible for returning, said property to its original condition.
2. The Petitioners shall submit elevation drawings of the proposed garage to the DOP for review and approval prior to issuance of any building permits.
3. Retail sales will be conducted on the premises by appointment only.
4. No enterprise signs shall be erected on the premises.
5. The accessory building shall not be used as a residence, dwelling, or living quarters, and shall not have kitchen facilities or similar accommodations for overnight habitation.

Any appeal of this decision must be made within thirty (30) days of the date of this Order.

JEB:dlw



JOHN E. BEVERUNGEN
Administrative Law Judge for
Baltimore County

ORDER RECEIVED FOR FILING

Date 8-6-14

By [Signature]



KEVIN KAMENETZ
County Executive

LAWRENCE M. STAHL
Managing Administrative Law Judge
JOHN E. BEVERUNGEN
Administrative Law Judge

August 6, 2014

Bruce E. Doak
Bruce E. Doak Consulting, LLC
3801 Baker Schoolhouse Road
Freeland, Maryland 21053

RE: Petition for Variance
Property: 7704 German Hill Road
Case No.: 2014-0264-A

Dear Mr. Doak:

Enclosed please find a copy of the decision rendered in the above-captioned matter.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Office of Administrative Hearings at 410-887-3868.

Sincerely,

A handwritten signature in black ink, appearing to read "JEB", with a long horizontal flourish extending to the right.

JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:dlw
Enclosure

c: James Green, 2420 Meadow Road, Baltimore, MD 21222



PETITION FOR ZONING HEARING(S)

To be filed with the Department of Permits, Approvals and Inspections

To the Office of Administrative Law of Baltimore County for the property located at:

Address 7704 GERMAN HILL ROAD which is presently zoned BLAS i DR 3.5
 Deed References: SM 32427/445 10 Digit Tax Account # 1 2 2 0 0 0 0 7 7 0
 Property Owner(s) Printed Name(s) WILLIAM R. BACON, JR & KATHLEEN M. BACON

(SELECT THE HEARING(S) BY MARKING ☒ AT THE APPROPRIATE SELECTION AND PRINT OR TYPE THE PETITION REQUEST)

The undersigned legal owner(s) of the property situate in Baltimore County and which is described in the description and plan attached hereto and made a part hereof, hereby petition for:

1. ☐ a **Special Hearing** under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve
2. ☐ a **Special Exception** under the Zoning Regulations of Baltimore County to use the herein described property for
3. ☒ a **Variance** from Section(s)

SEE ATTACHED SHEET

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons:
 (Indicate below your hardship or practical difficulty or indicate below "TO BE PRESENTED AT HEARING". If you need additional space, you may add an attachment to this petition)

TO BE PRESENTED AT THE HEARING

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above petition(s), advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

Legal Owner(s) Affirmation: I / we do so solemnly declare and affirm, under the penalties of perjury, that I / We are the legal owner(s) of the property which is the subject of this / these Petition(s).

Contract Purchaser/Lessee:

Name- Type or Print _____
 Signature _____
 Mailing Address _____ City _____ State _____
 Zip Code _____ Telephone # _____ Email Address _____

Attorney for Petitioner:

Name- Type or Print _____
 Signature _____
 Mailing Address _____ City _____ State _____
 Zip Code _____ Telephone # _____ Email Address _____

Legal Owners (Petitioners):

WILLIAM R. BACON, JR & KATHLEEN M. BACON
 Name #1 - Type or Print Name #2 - Type or Print
 Signature #1 [Signature] Signature #2 [Signature]
7704 GERMAN HILL ROAD BALTIMORE MD
 Mailing Address City State
21222 / 410-303-6326 /
 Zip Code Telephone # Email Address

Representative to be contacted:

BRUCE E. DOAK
BRUCE E. DOAK CONSULTING, LLC.
 Name - Type or Print
 Signature [Signature]
3801 BAKER SCHOOLHOUSE ROAD FREELAND MD
 Mailing Address City State
21053 / 410-419-9906 /
 Zip Code Telephone # Email Address

CASE NUMBER 2014-0264-A Filing Date 6/9/14 Do Not Schedule Dates: _____ Reviewer AT

PETITION REQUESTS

Variances

1. To allow 7 parking spaces in the commercial area of the subject property in lieu of the required 10 parking spaces per Section 409.6 A.2 (BCZR)
2. To allow a two way movement driveway with a width of 9 feet in lieu of the required 20 feet per Section 409.4 A (BCZR)
3. To be required no additional landscaping around the proposed commercial parking area in lieu of the required landscaping per Section 409.8 A.1 (BCZR)

2014-0264-A

Bruce E. Doak Consulting, LLC

3801 Baker Schoolhouse Road
Freeland, MD 21053
o 443-900-5535 m 410-419-4906
bdoak@bruceedoakconsulting.com

Zoning Description

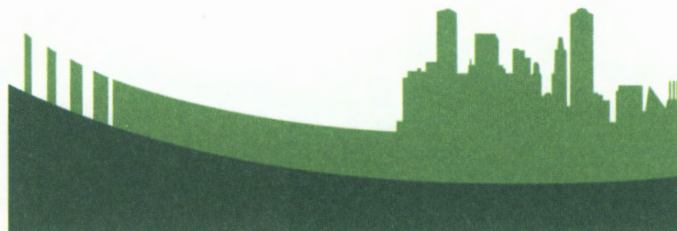
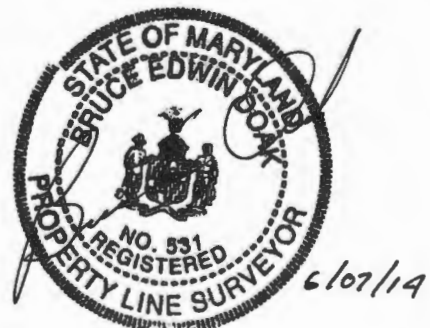
7704 German Hill Road
Twelfth Election District Seventh Councilmanic District
Baltimore County, Maryland

Beginning at a point on the north side of German Hill Road, approximately 35.5 feet northerly from the center line of said German Hill Road and 165 feet westerly of the centerline of Plainfield Road, thence leaving German Hill Road and running with and binding on the outlines of the subject property, the three following course and distance, viz 1) North 6 degrees 45 minutes West 187.2 feet, 2) North 83 degrees 15 minutes East 50 feet, and 3) South 6 degrees 45 minutes East 216.5 feet to the north side of German Hill Road, thence running on the side of said road and running with and binding on the outlines of the subject property 4) North 66 degrees 25 minutes West 58 feet to the point of beginning.

Containing 10,441 square feet of land, more or less.

The subject property being Lot 28 of the plat entitled "Plat of Section 2 Plainfield", dated May 23, 1946 and recorded in the land records of Baltimore County in Plat Book RJS 13, folio 132.

This description is part of a zoning petition and is not intended for any conveyance purposes.



Land Use Expert and Surveyor

2014-0264-A

**DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW OFFICE**

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the legal owner/petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the legal owner/petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Case Number: 2014-0264-A

Property Address: 7704 GERMAN HILL ROAD

Property Description: _____

Legal Owners (Petitioners): WILLIAM R. BACON, JR & KATHLEEN M. BACON

Contract Purchaser/Lessee: NA

PLEASE FORWARD ADVERTISING BILL TO:

Name: WILLIAM R. BACON, JR.

Company/Firm (if applicable): _____

Address: 7708 GERMAN HILL ROAD

BALTIMORE MD 21222

Telephone Number: 410-303-6326

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET AND FINANCE
MISCELLANEOUS CASH RECEIPT

No. **112227**

Date: **6/9/14**

PAID RECEIPT

BUSINESS ACTUAL TIME
 6/09/2014 6/09/2014 09:45:10

RE: 4501 WALKER LRS LJR
 RECEIPT # 514389 6/09/2014

Best 5 520 ZONING VERIFICATION
 CR NO. 112227

Recpt Tot **1500.00**
 1500.00 CR **1.00 CA**
 Baltimore County, Maryland

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept	Obj	BS Acct	Amount
0001	806	0000		6150					\$ 500
Total:									\$ 500

Rec From: **WILLIAM BACON / BRUCE DOAK**

For: **7704 GERMAN HILL ROAD**

2014-0264-A
BL-AS

DISTRIBUTION

WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER GOLD - ACCOUNTING
 PLEASE PRESS HARD!!!!

**CASHIER'S
 VALIDATION**

CERTIFICATE OF POSTING

July 11, 2014

Re:

Case Number: 2014- 0264-A

Petitioner / Developer: William Bacon, Jr. & Kathleen Bacon

Date of Hearing: July 31, 2014

Baltimore County Department of Permits, Approvals & Inspections
County Office Building
111 West Chesapeake Avenue, Room 111
111 West Chesapeake Avenue Towson, MD 21204

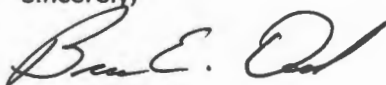
Attention: Kristen Lewis

Ladies and Gentlemen,

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at **7704 German Hill Road**.

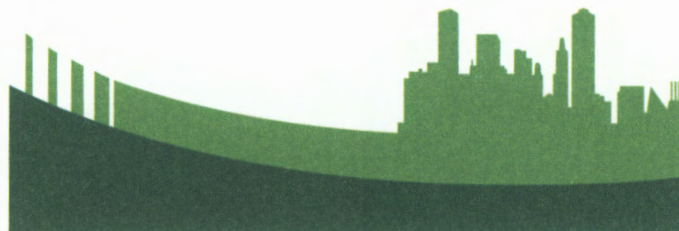
The sign(s) were posted on **July 11, 2014**.

Sincerely,

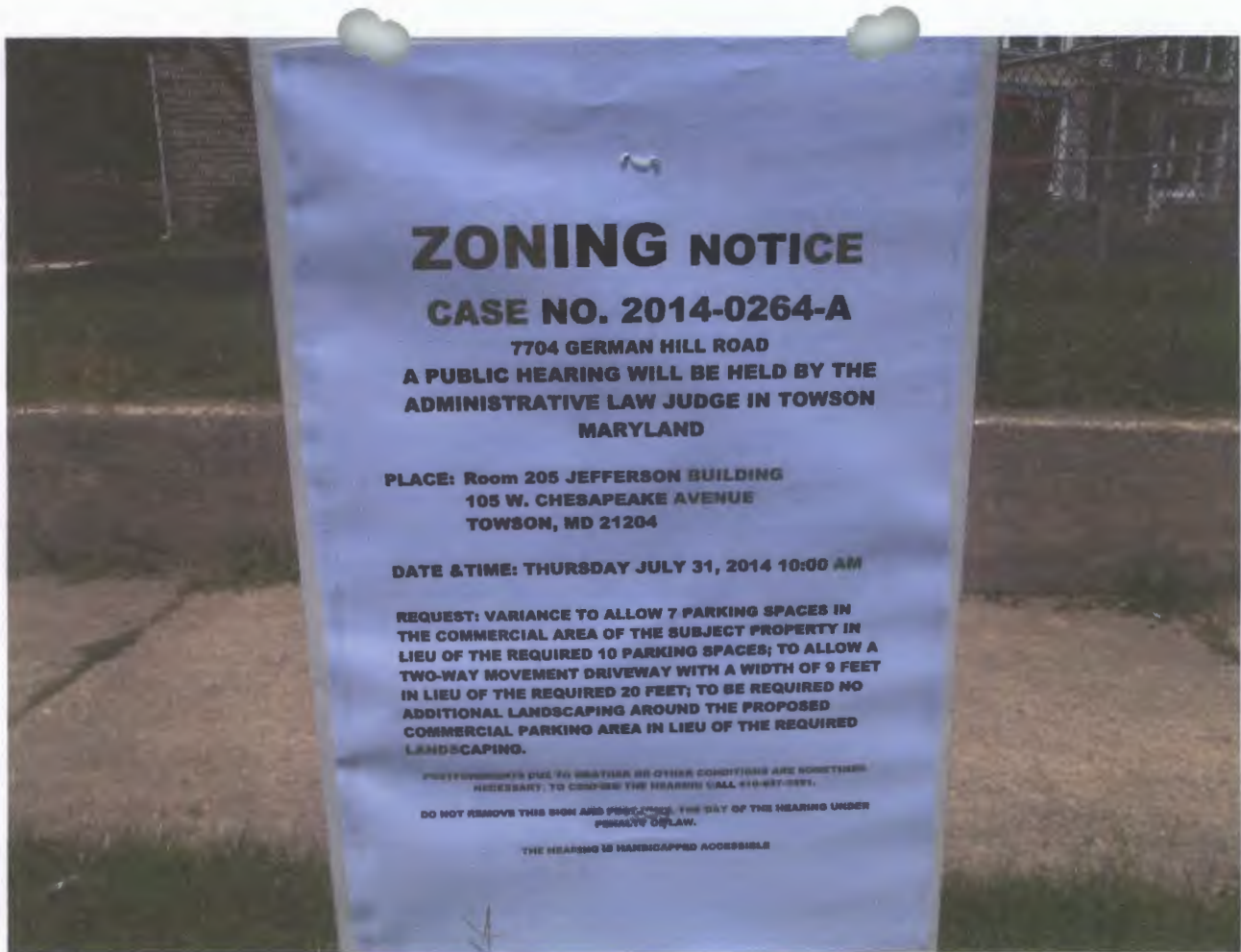


Bruce E. Doak
MD Property Line Surveyor #531

See the attached sheet(s) for the photos of the posted sign(s)



Land Use Expert and Surveyor





THE BALTIMORE SUN MEDIA GROUP

Baltimore, Maryland 21278-0001

July 10, 2014

THIS IS TO CERTIFY, that the annexed advertisement was published in the following newspaper published in Baltimore County, Maryland, ONE TIME, the publication appearing on July 10, 2014.

- ☒ The Jeffersonian
- ☐ Arbutus Times
- ☐ Catonsville Times
- ☐ Towson Times
- ☐ Owings Mills Times
- ☐ NE Booster/Reporter
- ☐ North County News

THE BALTIMORE SUN MEDIA GROUP

By: Susan Wilkinson

Susan Wilkinson

NOTICE OF ZONING HEARING

The Administrative Law Judges of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: #2014-0264-A

7704 German Hill Road

N/s German Hill Road, 165 ft. W/of centerline of Plainfield Road

12th Election District - 7th Councilmanic District

Legal Owner(s): William & Kathleen Bacon, Jr.

Variance to allow 7 parking spaces in the commercial area of the subject property in lieu of the required 10 parking spaces; to allow a two-way movement driveway with a width of 9 feet in lieu of the required 20 feet; to be required no additional landscaping around the proposed commercial parking area in lieu of the required landscaping.

Hearing: Thursday, July 31, 2014 at 10:00 a.m. in Room 205, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204.

ARNOLD JABLON, DIRECTOR OF PERMITS, APPROVALS AND INSPECTIONS FOR BALTIMORE COUNTY

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Administrative Hearings Office at (410) 887-3868.

(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.

7/212 July 10

986143



KEVIN KAMENETZ
County Executive

ARNOLD JABLON
Deputy Administrative Officer
Director, Department of Permits,
Approvals & Inspections

July 1, 2014

NOTICE OF ZONING HEARING

The Administrative Law Judges of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 2014-0264-A

7704 German Hill Road

N/s German Hill Road, 165 ft. W/of centerline of Plainfield Road

12th Election District – 7th Councilmanic District

Legal Owners: William & Kathleen Bacon, Jr.

Variance to allow 7 parking spaces in the commercial area of the subject property in lieu of the required 10 parking spaces; to allow a two-way movement driveway with a width of 9 feet in lieu of the required 20 feet; to be required no additional landscaping around the proposed commercial parking area in lieu of the required landscaping.

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105 West Chesapeake Avenue, Towson 21204

A handwritten signature in dark ink, appearing to read "Arnold Jablon", is written over the printed name and title.

Arnold Jablon
Director

AJ:kl

C: William & Kathleen Bacon, 7708 German Hill Road, Baltimore 21222
Bruce Doak, 3801 Baker Schoolhouse Road, Freeland 21053

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY FRIDAY, JULY 11, 2014.**
- (2) **HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.**
- (3) **FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.**

TO: PATUXENT PUBLISHING COMPANY
Thursday, July 10, 2014 Issue - Jeffersonian

Please forward billing to:
William Bacon, Jr.
7708 German Hill Road
Baltimore, MD 21222

410-303-6326

NOTICE OF ZONING HEARING

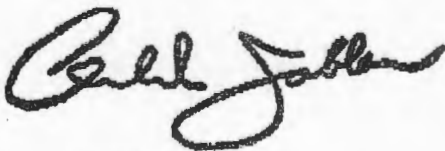
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CASE NUMBER: 2014-0264-A

7704 German Hill Road
N/s German Hill Road, 165 ft. W/of centerline of Plainfield Road
12th Election District – 7th Councilmanic District
Legal Owners: William & Kathleen Bacon, Jr.

Variance to allow 7 parking spaces in the commercial area of the subject property in lieu of the required 10 parking spaces; to allow a two-way movement driveway with a width of 9 feet in lieu of the required 20 feet; to be required no additional landscaping around the proposed commercial parking area in lieu of the required landscaping.

Hearing: Thursday, July 31, 2014 at 10:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204



Arnold Jablon
Director of Permits, Approvals and Inspections for Baltimore County

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.
- (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

M E M O R A N D U M

DATE: September 8, 2014
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2014-0264-A – Appeal Period Expired

The appeal period for the above-referenced case expired on September 5, 2014. There being no appeal filed, the subject file is ready for return to the Zoning Review Office and is placed in the 'pick up box.'

c: ✓ Case File
Office of Administrative Hearings

RE: PETITION FOR VARIANCE	*	BEFORE THE OFFICE
7704 German Hill Road; N/S German Hill Road,	*	
165' W of c/line Plainfield Road	*	OF ADMINSTRATIVE
12 th Election & 7 th Councilmanic Districts	*	
Legal Owner(s): William & Kathleen Bacon	*	HEARINGS FOR
Petitioner(s)	*	BALTIMORE COUNTY
	*	2014-264-A

* * * * *

ENTRY OF APPEARANCE

Pursuant to Baltimore County Charter § 524.1, please enter the appearance of People's Counsel for Baltimore County as an interested party in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent and all documentation filed in the case.

RECEIVED

JUN 20 2014

.....

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

CAROLE S. DEMILIO
Deputy People's Counsel
Jefferson Building, Room 204
105 West Chesapeake Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 20th day of June, 2014, a copy of the foregoing Entry of Appearance was mailed to Bruce Doak, 3801 Baker Schoolhouse Road, Freeland, Maryland 21053, Representative for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

CASE NO. 2014- 0264-A

C H E C K L I S T

Comment
Received

Department

Support/Oppose/
Conditions/
Comments/
No Comment

6/26

DEVELOPMENT PLANS REVIEW
(if not received, date e-mail sent _____)

C

DEPS
(if not received, date e-mail sent _____)

FIRE DEPARTMENT

C

6/27

PLANNING
(if not received, date e-mail sent _____)

6/16/14

STATE HIGHWAY ADMINISTRATION

No Obj

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION

(Case No. _____)

PRIOR ZONING

(Case No. _____)

NEWSPAPER ADVERTISEMENT

Date:

7/10/14

SIGN POSTING

Date:

7/11/14

by

Boach

PEOPLE'S COUNSEL APPEARANCE

Yes



No



PEOPLE'S COUNSEL COMMENT LETTER

Yes



No



Comments, if any: _____



KEVIN KAMENETZ
County Executive

ARNOLD JABLON
Deputy Administrative Officer
Director, Department of Permits,
Approvals & Inspections

July 24, 2014

William R & Kathleen Bacon
7708 German Hill Road
Baltimore MD 21222

RE: Case Number: 2014-0264 A, Address: 7704 German Hill Road

Dear Mr. & Ms. Bacon:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on June 9, 2014. This letter is not an approval, but only a **NOTIFICATION**.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

A handwritten signature in black ink, reading "W. Carl Richards, Jr." in a cursive style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaf

Enclosures

c: People's Counsel
Bruce E Doak, Bruce E Doak Consulting LLC, 3801 Baker Schoolhouse Road, Freeland MD 21053

Martin O'Malley, Governor
Anthony G. Brown, Lt. Governor



James T. Smith, Jr., Secretary
Melinda B. Peters, Administrator

Date: 6/16/14

Ms. Kristen Lewis
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 2014-0264-A
Variance
William R. & Kathleen M. Bacon
7704 German Hill Road.

Dear Ms. Lewis:

Thank you for the opportunity to review your referral request on the subject of the above captioned. We have determined that the subject property does not access a State roadway and is not affected by any State Highway Administration projects. Therefore, based upon available information this office has no objection to Baltimore County Zoning Advisory Committee approval of Item No. 2014-0264-A.

Should you have any questions regarding this matter, please contact Richard Zeller at 410-545-5598 or 1-800-876-4742 extension 5598. Also, you may E-mail him at (rzeller@sha.state.md.us).

Sincerely,

A handwritten signature in dark ink, appearing to read 'Steven D. Foster', is written over a horizontal line.

Steven D. Foster, Chief/
Development Manager
Access Management Division

SDF/raz

My telephone number/toll-free number is _____
Maryland Relay Service for Impaired Hearing or Speech 1.800.735.2258 Statewide Toll Free

Street Address: 707 North Calvert Street • Baltimore, Maryland 21202 • Phone 410.545.0300 • www.roads.maryland.gov

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits, Approvals
And Inspections

FROM: Dennis A. Kennedy, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For June 23, 2014
Item No. 2014-0264

DATE: June 26, 2014

The Bureau of Development Plans Review has reviewed the subject zoning item and we have the following comments.

Variance #1 – No objection.

Variance #2 – Driveway as shown is less than 6' wide. Driveway must be 16' wide for the first 30' to allow two cars to easily pass. A 9' wide driveway beyond the first 30' is acceptable.

Variance #3 – Landscaping should be required. The proposed garage setback adjacent to the residences to the east is too close to accommodate any planting. Screening should be provided for the parking adjacent to the residences per Condition B.1.c.(2) of the Landscape Manual to help maintain the residential character of the area.

A 6' landscape strip is required along the western property line where paving is adjacent to commercial property per Condition B.1.b of the Landscape Manual.

The petitioner should be made to show why the provisions of the Landscape Manual do not apply to this site.

* * * * *

DAK: CEN
cc: file

7-31
10:00

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon
Deputy Administrative Officer and
Director of Permits, Approvals and Inspections

DATE: June 27, 2014

FROM: Andrea Van Arsdale
Director, Department of Planning

RECEIVED

SUBJECT: 7704 German Hill Road

JUN 30 2014

INFORMATION:

Item Number: 14-264

OFFICE OF ADMINISTRATIVE HEARINGS

Petitioner: Bruce E. Doak

Zoning: BLAS, DR 3.5

Requested Action: Variance

SUMMARY OF RECOMMENDATIONS:

The Department of Planning has reviewed the petitioner's request and accompanying site plan. According to the petitioner's representative, the proposed commercial use will involve the sale of high-end antiques by appointment only.

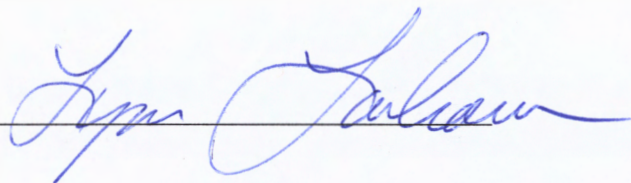
German Hill Road is a major thoroughfare. It is classified as a collector road on the 2007 Federal Highway Functional Classification Map for Baltimore County. Although the proposed commercial use appears to be a low impact use, the proposed 9-foot wide access driveway in lieu of the required 20 feet is a safety concern at this particular location because of the high volume of traffic on German Hill Road. The Administrative Law Judge should consider consulting with the Bureau of Traffic Engineering and Transportation Planning on this matter to determine whether the 9-foot wide driveway is adequate at this location for the proposed commercial use.

The Department of Planning supports the requested variances subject to the following conditions:

1. The petitioner shall submit elevation drawings of the proposed garage to the Baltimore County Department of Planning for review and approval prior to issuance of any building permits.
2. The petitioner shall submit a landscape and lighting plan to the Baltimore County Landscape Architect for review and approval.
3. The three indoor parking spaces shall not be used for storage or retail sales.
4. Retail sales will be conducted on the premises by appointment only.
5. No enterprise signs shall be erected on the premises.
6. The variances that are granted shall be valid only for this particular petitioner and this particular proposed use.

For further information concerning the matters stated here in, please contact Dennis Wertz at 410-887-3480.

Division Chief:
AVA/LL

A handwritten signature in blue ink, appearing to read "Lynn Sullivan", is written over a horizontal line.

Real Property Data Search (w1)

Guide to searching the database

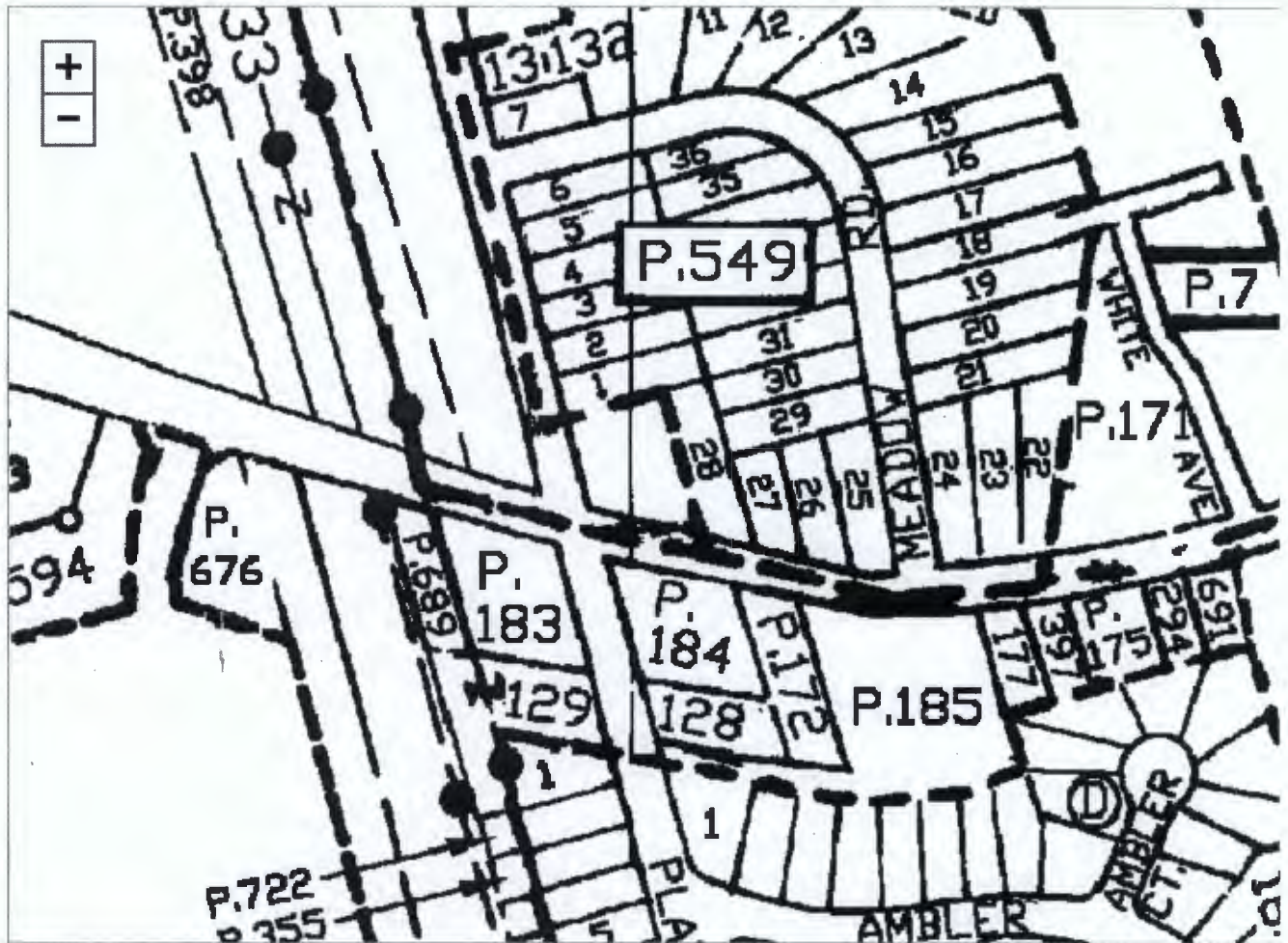
Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption				View GroundRent Registration				
Account Identifier:		District - 12 Account Number - 1220000770								
Owner Information										
Owner Name:		BACON WILLIAM R JR BACON KATHLEEN M			Use: Principal Residence:		COMMERCIAL/RESIDENTIAL NO			
Mailing Address:		7708 GERMAN HILL RD BALTIMORE MD 21222-			Deed Reference:		/32427/ 00445			
Location & Structure Information										
Premises Address:		7704 GERMAN HILL RD 0-0000			Legal Description:		PT LT 28 7704 GERMAN HILL RD PLAINFIELD			
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:	
0103	0006	0549		0000	2		28	2013	Plat Ref:	0013/0132
Special Tax Areas:					Town: Ad Valorem: Tax Class:		NONE			
Primary Structure Built 1951		Above Grade Enclosed Area 1361			Finished Basement Area		Property Land Area 10,441 SF		County Use 06	
Stories 1.500000	Basement YES	Type STANDARD UNIT			Exterior FRAME	Full/Half Bath 1 full	Garage	Last Major Renovation		
Value Information										
			Base Value		Value As of 01/01/2013		Phase-in Assessments As of 07/01/2013			As of 07/01/2014
Land:			104,400		104,400					
Improvements			100,000		94,200					
Total:			204,400		198,600		198,600		198,600	
Preferential Land:			0							0
Transfer Information										
Seller: WHITE JAN S				Date: 08/17/2012				Price: \$170,000		
Type: ARMS LENGTH IMPROVED				Deed1: /32427/ 00445				Deed2:		
Seller: WHITE JAN S				Date: 01/17/2006				Price: \$0		
Type: NON-ARMS LENGTH OTHER				Deed1: /23231/ 00041				Deed2:		
Seller: TATE CHARLES E				Date: 05/07/2003				Price: \$149,900		
Type: ARMS LENGTH IMPROVED				Deed1: /17955/ 00627				Deed2:		
Exemption Information										
Partial Exempt Assessments:		Class		07/01/2013		07/01/2014				
County:		000		0.00						
State:		000		0.00						
Municipal:		000		0.00 0.00		0.00 0.00				
Tax Exempt:		Special Tax Recapture:								
Exempt Class:		NONE								
Homestead Application Information										
Homestead Application Status: No Application										

Baltimore County

New Search (<http://sdat.resiusa.org/RealProperty>)

District: 12 Account Number: 1220000770



The information shown on this map has been compiled from deed descriptions and plats and is not a property survey. The map should not be used for legal descriptions. Users noting errors are urged to notify the Maryland Department of Planning Mapping, 301 W. Preston Street, Baltimore MD 21201.

If a plat for a property is needed, contact the local Land Records office where the property is located. Plats are also available online through the Maryland State Archives at www.plats.net (<http://www.plats.net>).

Property maps provided courtesy of the Maryland Department of Planning ©2011.

For more information on electronic mapping applications, visit the Maryland Department of Planning web site at www.mdp.state.md.us/OurProducts/OurProducts.shtml (<http://www.mdp.state.md.us/OurProducts/OurProducts.shtml>).



(<http://imsweb05.mdp.state.md.us/website/mosp/>)

☒ Loading... Please Wait. Loading... Please Wait.

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CASE NAME 2014-0264-A
CASE NUMBER _____
DATE 7/31/14

[illegible]

CASE NAME _____
CASE NUMBER _____
DATE _____

2014-0264

DATE _____

7/30/14

NAME _____

ADDRESS

CITY, STATE, ZIP

E - MAIL

James Green

24/20 meadow Rd

Bahamas mcl 21222

V Green 2420 @ gmail . com

Case No.:

2014-0264-A

Exhibit Sheet

Petitioner/Developer

DW
9-8-14

Respondent

8-6-14
DW

No. 1	Plan	
No. 2	Plat of Plainfield	
No. 3	Zoning Map	
No. 4	Photos A-P	
No. 5	Plat to accompany photos	
No. 6	Photo of rear yard	
No. 7	7A-7C Photos - Neighborhood	
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		

SITE INFORMATION

1. Ownership: William R. Bacon, Jr. & Kathleen M. Bacon
2. Address of owners: 7708 German Hill Road Baltimore MD 21222
3. Deed references / Tax acc. #s / Acreage / Tax Map / Parcel:
SM 32427 / 445 12-20-000770 10,441 Sq. Ft. (SDAT) TM 103 / Parcel 549
4. Use of the property: Residential
5. Election District: 12 Councilmanic District: 7
ADC Map: 4820K6 GIS tile: 103C1 Position sheet: 75E22
Census tract: 420100 Census block: 240054201003002
Schools: Bear Creek ES General John Stricker MS Patapsco HS
6. The boundary shown hereon is from the deed recorded in the Land Records of Baltimore County. All other information shown hereon was taken from Baltimore County GIS tile 103C1 and the information provided by Baltimore County on the internet.
7. Improvements: Single family dwelling

ZONING

Zoning: BLAS & DR 3.5 There are no previous zoning cases on the subject parcels.

ENVIRONMENTAL

Watershed: Back River URDL land type: 0

1. The existing dwelling is served by public water and sewer. The proposed garage will also be served by public water and sewer.
2. There are no underground storage tanks on the subject property.
3. The subject property is not in the Chesapeake Bay Critical Area.

PLANNING

Regional Planning District: North Point District Code: 330 Growth Tier: Public sewer & inside URDL Area

PROPOSED DEVELOPMENT

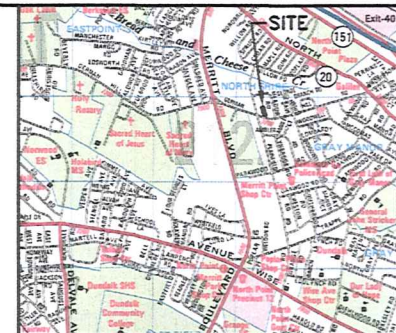
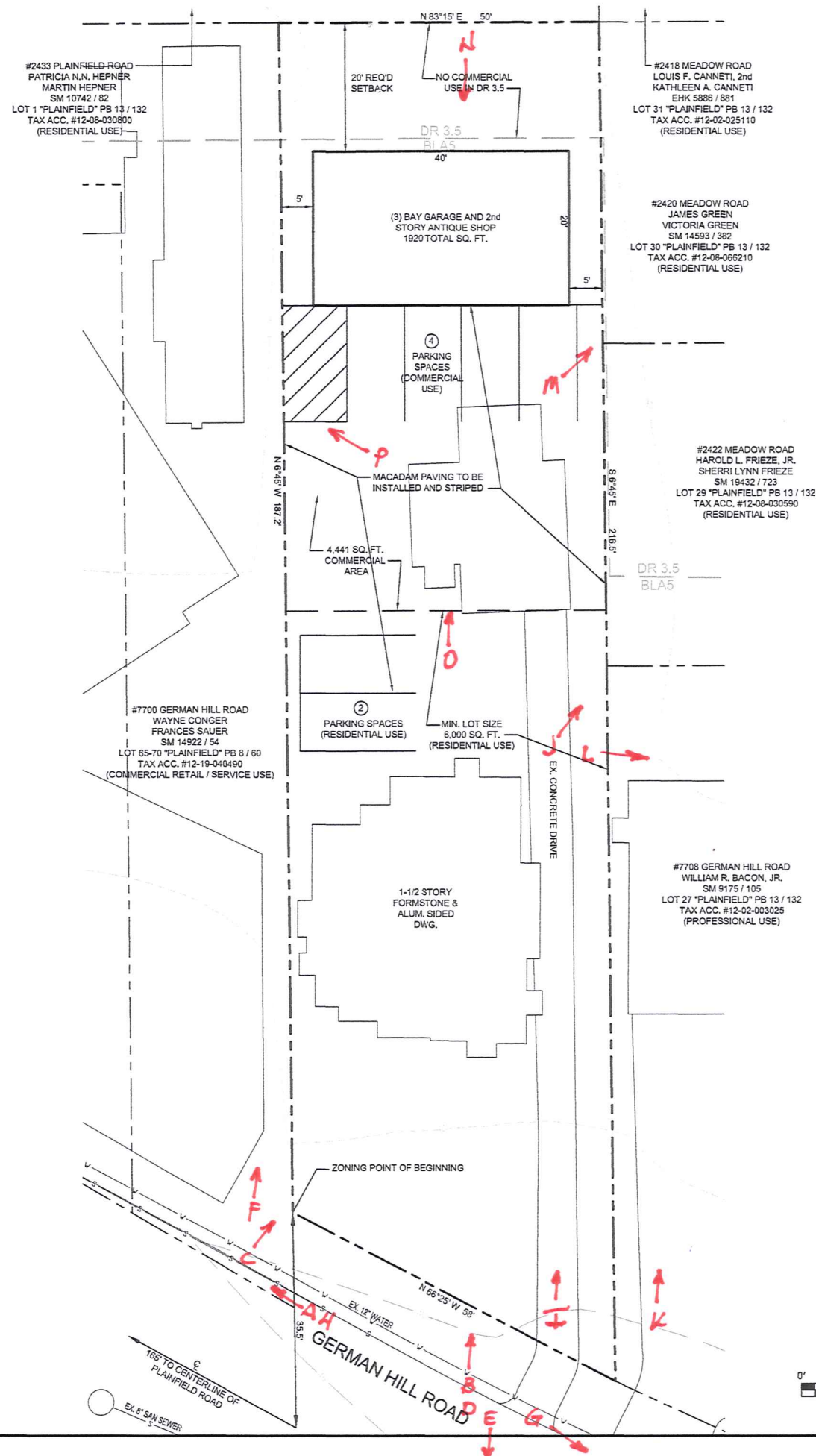
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Commercial use (retail sales)- proposed garage 1920 square feet
1.92 x 5 (5 per 1000 sq. ft.) = 10 spaces required
Inside of garage 3 spaces provided
Outside of garage 4 spaces provided (shown)

Residential use-
2 spaces required
2 spaces provided (shown)

POSSIBLE ELEVATION OF GARAGE



Vicinity Map - Scale: 1" = 2000'
ADC The Map People - Permitted Use # 20612205

PETITION REQUESTS

- Variances
1. To allow 7 parking spaces in the commercial area of the subject property in lieu of the required 10 parking spaces per Section 409.6 A.2 (BCZR)
 2. To allow a two way movement driveway with a width of 9 feet in lieu of the required 20 feet per Section 409.4 A (BCZR)
 3. To be required no additional landscaping around the proposed commercial parking area in lieu of the required landscaping per Section 409.8 A.1 (BCZR)

Plan to Accompany Photographs

Bruce E. Doak Consulting, LLC
Land Use Expert and Surveyor
3801 Baker Schoolhouse Road
Freeland, MD 21053
o 443-900-5555 m 410-419-4906
bdoak@bruceedoakconsulting.com

PLAN TO ACCOMPANY A PETITION
#7704 GERMAN HILL ROAD
LOT 28 "PLAT OF SECTION No.2 PLAINFIELD"
PB 13/132

BALTIMORE COUNTY, MARYLAND
12th ELECTION DISTRICT 7th COUNCILMANIC DISTRICT

Date: 6/5/2014

PETITIONER'S

EXHIBIT NO. 5

A



B



C



D



PETITIONER'S

EXHIBIT NO. 4

I



J



K



L



M



N



O



P





PETITIONER'S

EXHIBIT NO. 5



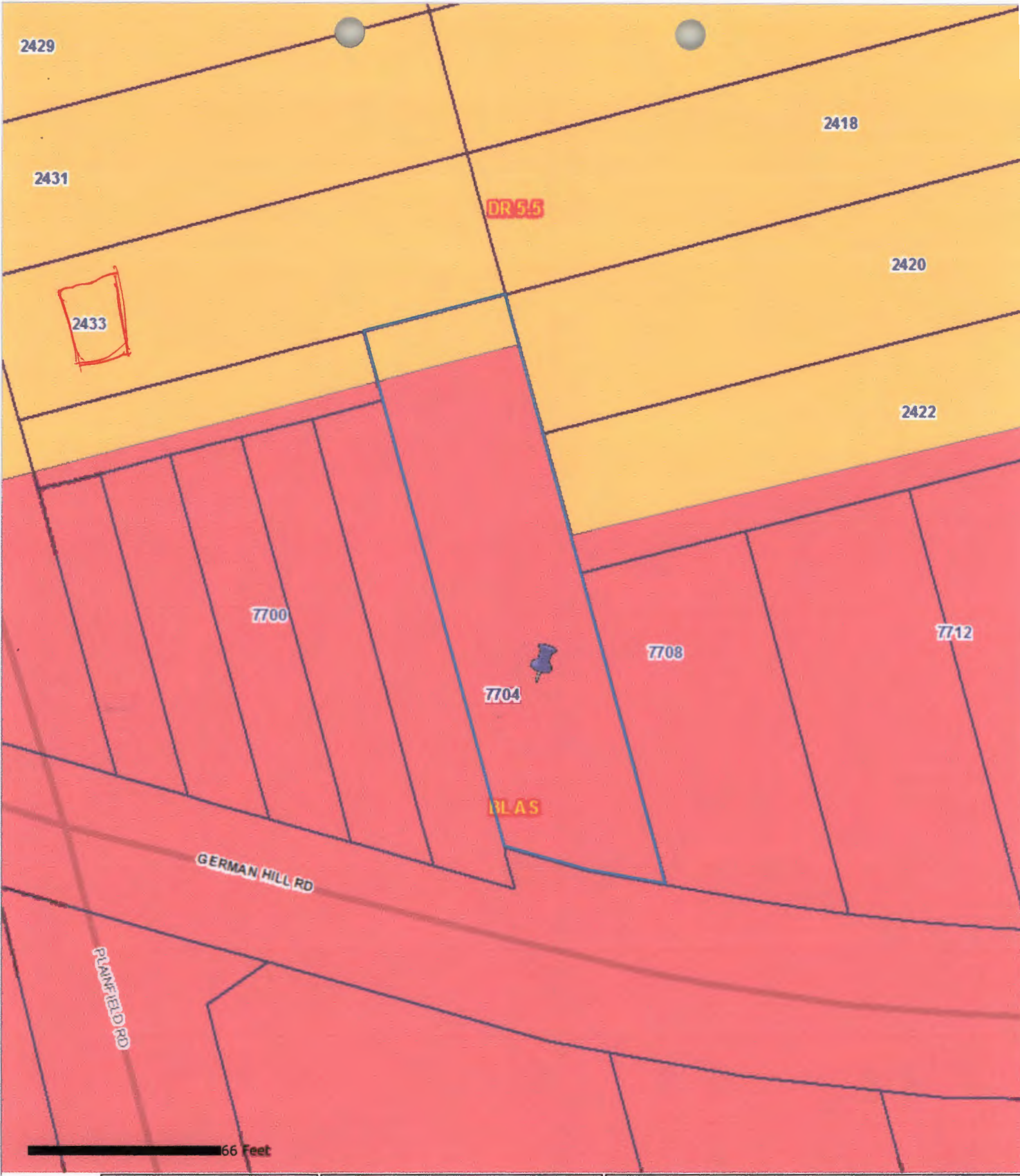
PETITIONER'S

EXHIBIT NO. 7A-C



C





My Neighborhood Map

Created By
Baltimore County
My Neighborhood



This data is only for general information purposes only. This data may be inaccurate and does not warrant any representation or liability with respect to the accuracy of the information. Baltimore County, Maryland, including its departments, agencies, and employees, are not responsible for any errors or omissions, including those arising from the use of this data.

PETITIONER'S
EXHIBIT NO. 3

1202047270

1219032480

Lot # 33

2416

Lot # 3
2429

1210045580

Lot # 32

1204051240

DR 5.5

2418

Lot # 2
2431

1213075511

Lot # 31

1202025110

2420

Lot # 1
2433

1208030800

Lot # 30

1208066210

2422

Pt. Bk./Folio # 013132B

PDM # 128034

Lot # 65

Lot # 29

1208030590

103C1

PLAINFIELD RD

Lot # 65

Lot # 65

Pt. Bk./Folio # 008060B

1972-026-7700

Lot # 65

Lot # 65

7 CD

Pt. Bk. 0000008, Folio 0060

1219040490

Lot # 65

1220000770

Lot # 28

7704

Pt. Bk. 0000013, Folio 0132

7708

1202003025

Lot # 27

SE 2-F

12 ED

Lot # 25
7712

Lot # 25
1226040383

1956-3932-X

GERMAN HILL RD

BLAS

1219072555

1994-0183-XA
1992-0166-XA

1219072554

1976-0195-A

1211098080

1216055330

PDM # 120129

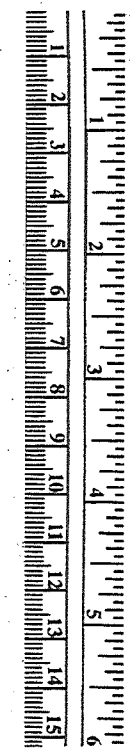
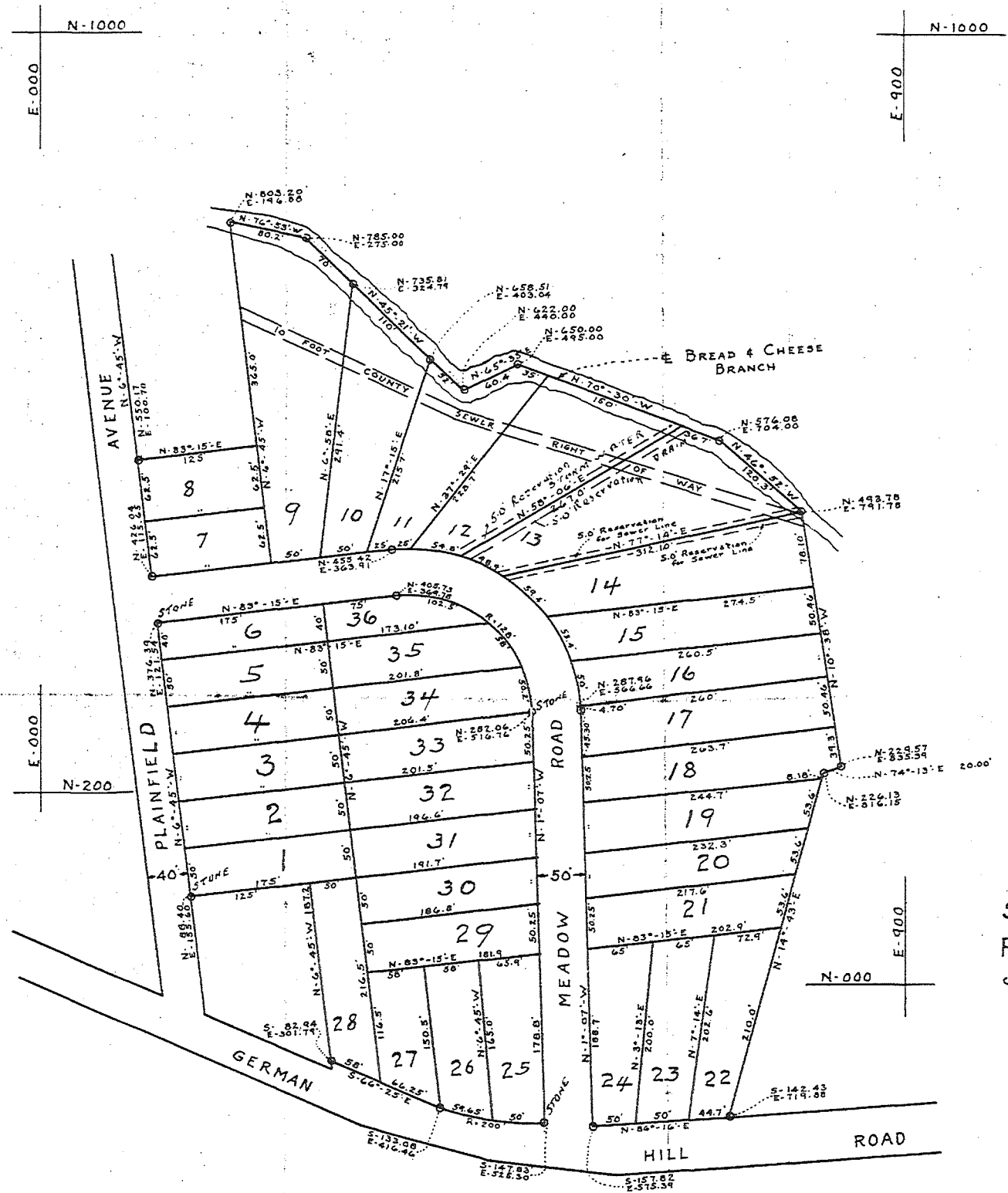
1216055330

1952-2195-X
1996-0485-SPHX

1967-0129-X

7701

2014-0264-A



PLAT
of
SECTION #2
PLAINFIELD

J. Milton Green
Registered Engineer & Surveyor
Towson, Md. May 23, 1946.
Scale: 1" = 100'
Assumed coordinate base.

HILLWAYS DEPARTMENT OF
BALTIMORE COUNTY

STREET AND ALLEY
Approved _____
Date July 1, 1946

The requirements of Chapter 72A, 72B and 72C of Article 17 of Annotated Code of Maryland 1939 Edition (Title Clerk of Circuit Court sub title Clerk of Circuit Courts) as far as they relate to making of this plat and setting of Markers, have been complied with.

Owner of Land shown hereon
J. Milton Green
J. Milton Green
Registered Land Surveyor
and
Registered Professional Engineer

PETITIONER'S

EXHIBIT NO. 2

for 214 2156 1949

SITE INFORMATION

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- Address of owners: 7708 German Hill Road Baltimore MD 21222
- Deed references / Tax acc. #s / Acreage / Tax Map /Parcel:
SM 32427 / 445 12-20-000770 10,441 Sq. Ft. (SDAT) TM 103 / Parcel 549
- Use of the property: Residential
- Election District: 12 Councilmanic District: 7
ADC Map: 4820K6 GIS tile: 103C1 Position sheet: 75E22
Census tract: 420100 Census block: 240054201003002
Schools: Bear Creek ES General John Stricker MS Patapsco HS
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ZONING

Zoning: BLAS & DR 3.5 There are no previous zoning cases on the subject parcels.

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PLANNING

Regional Planning District: North Point District Code: 330 Growth Tier: Public sewer & inside URDL Area

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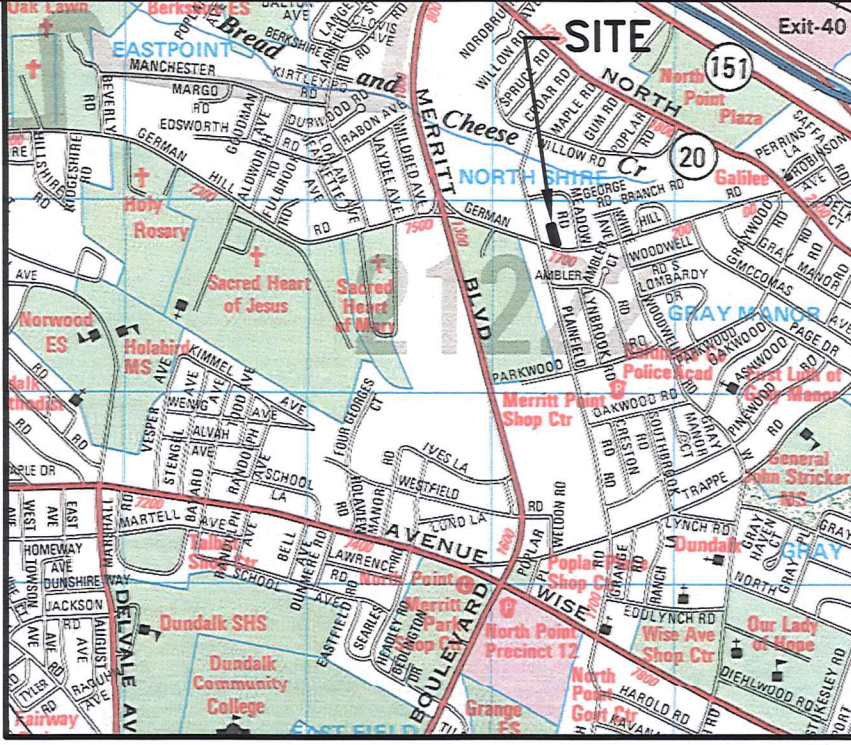
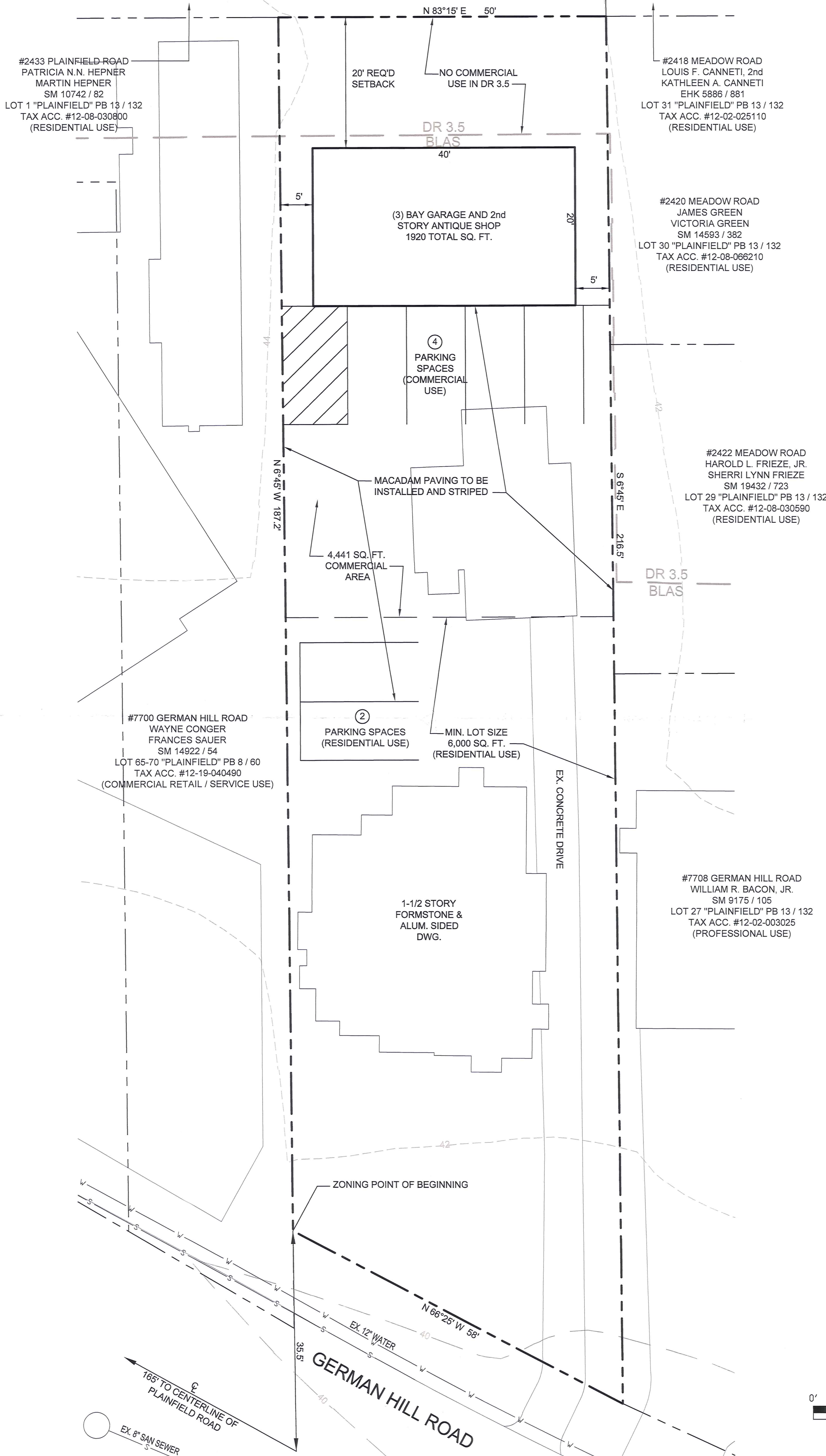
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ADC The Map People -- Permitted Use # 20612205

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Bruce E. Doak Consulting, LLC
Land Use Expert and Surveyor
3801 Baker Schoolhouse Road
Freeland, MD 21053
o 443-900-5835 m 410-419-4906
bdoak@bruceedoakconsulting.com

PLAN TO ACCOMPANY A PETITION
#7704 GERMAN HILL ROAD
LOT 28 "PLAT OF SECTION No.2 PLAINFIELD"
PB 13/132

BALTIMORE COUNTY, MARYLAND
12th ELECTION DISTRICT- 7th COUNCILMANIC DISTRICT

Date: 6/6/2014
Scale: 1"=10'



2014-0264-A

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Regional Planning District: North Point District Code: 330 Growth Tier: Public sewer & inside URDL Area

PROPOSED DEVELOPMENT

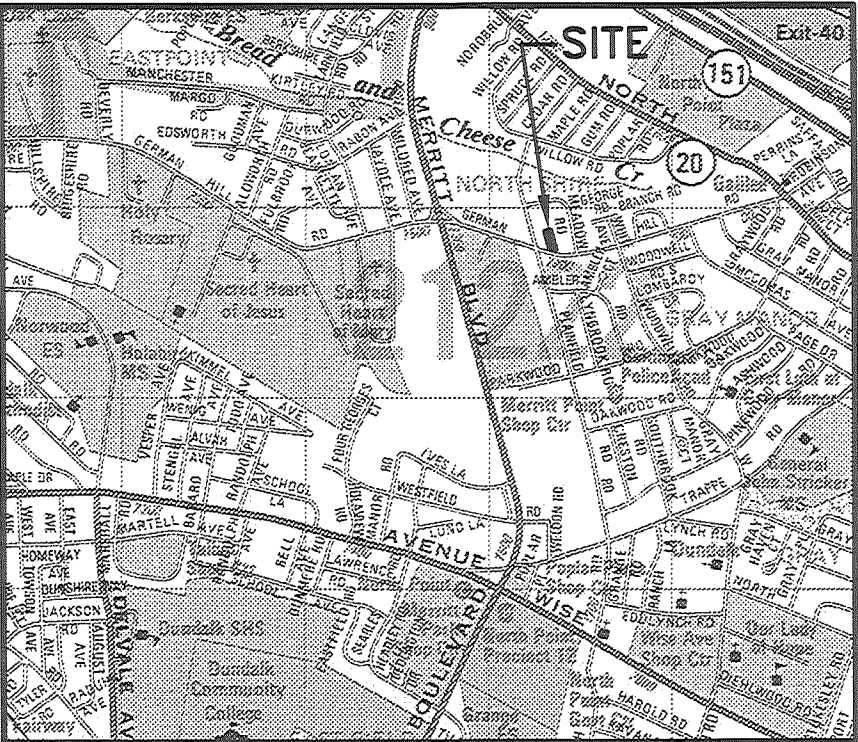
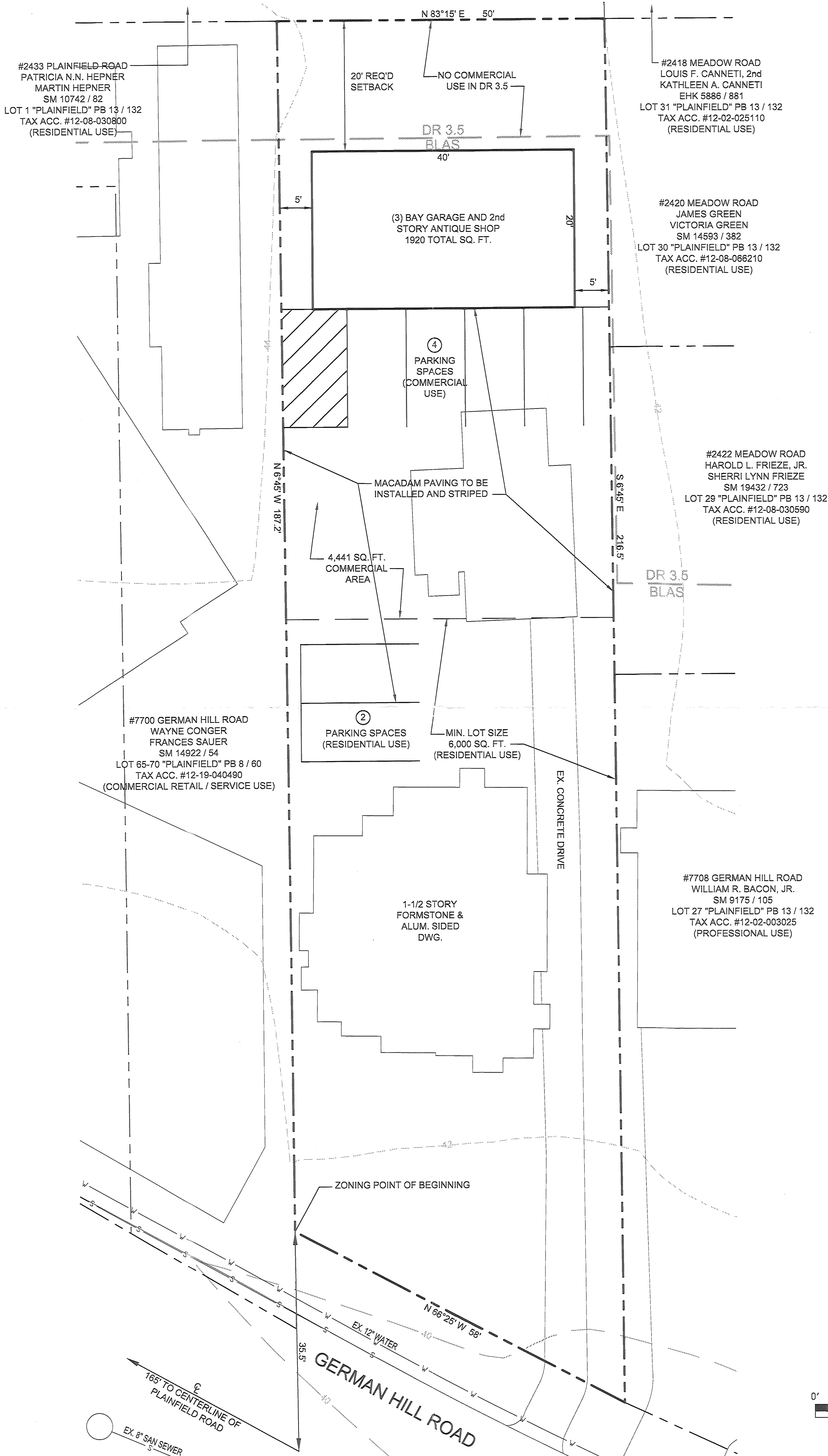
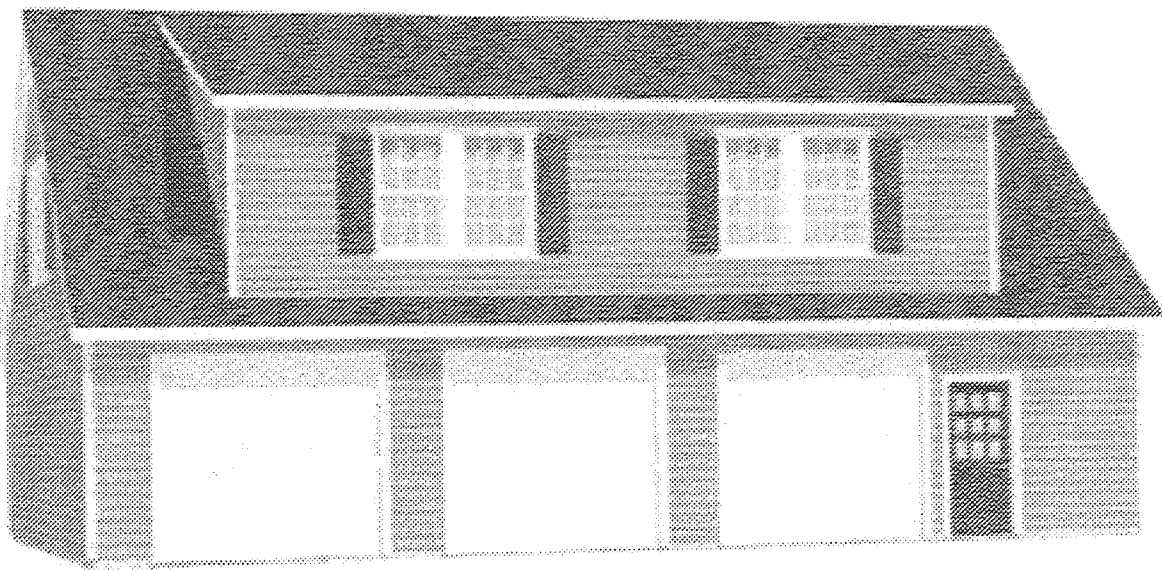
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ADC The Map People - Permitted Use # 20612205

PETITION REQUESTS

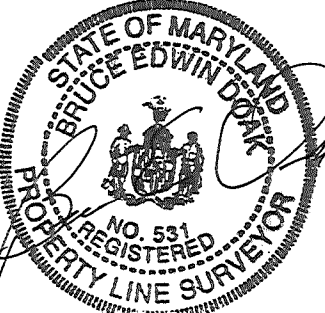
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Bruce E. Doak Consulting, LLC
Land Use Expert and Surveyor
3801 Baker Schoolhouse Road
Freeland, MD 21053
o 443-600-5535 m 410-419-4906
bdoak@bruceedoakconsulting.com

PLAN TO ACCOMPANY A PETITION
#7704 GERMAN HILL ROAD
LOT 28 "PLAT OF SECTION No.2 PLAINFIELD"
PB 13/132

BALTIMORE COUNTY, MARYLAND
12th ELECTION DISTRICT 7th COUNCILMANIC DISTRICT

Date: 6/6/2014
Scale: 1"=10'



REVISION

PETITIONER'S

EXHIBIT NO. _____



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2. There are no underground storage tanks on the subject property.
3. The subject property is not in the Chesapeake Bay Critical Area.

PLANNING

Regional Planning District: North Point District Code: 330 Growth Tier: Public sewer & Inside URDL Area

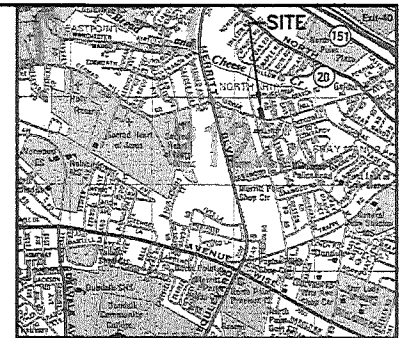
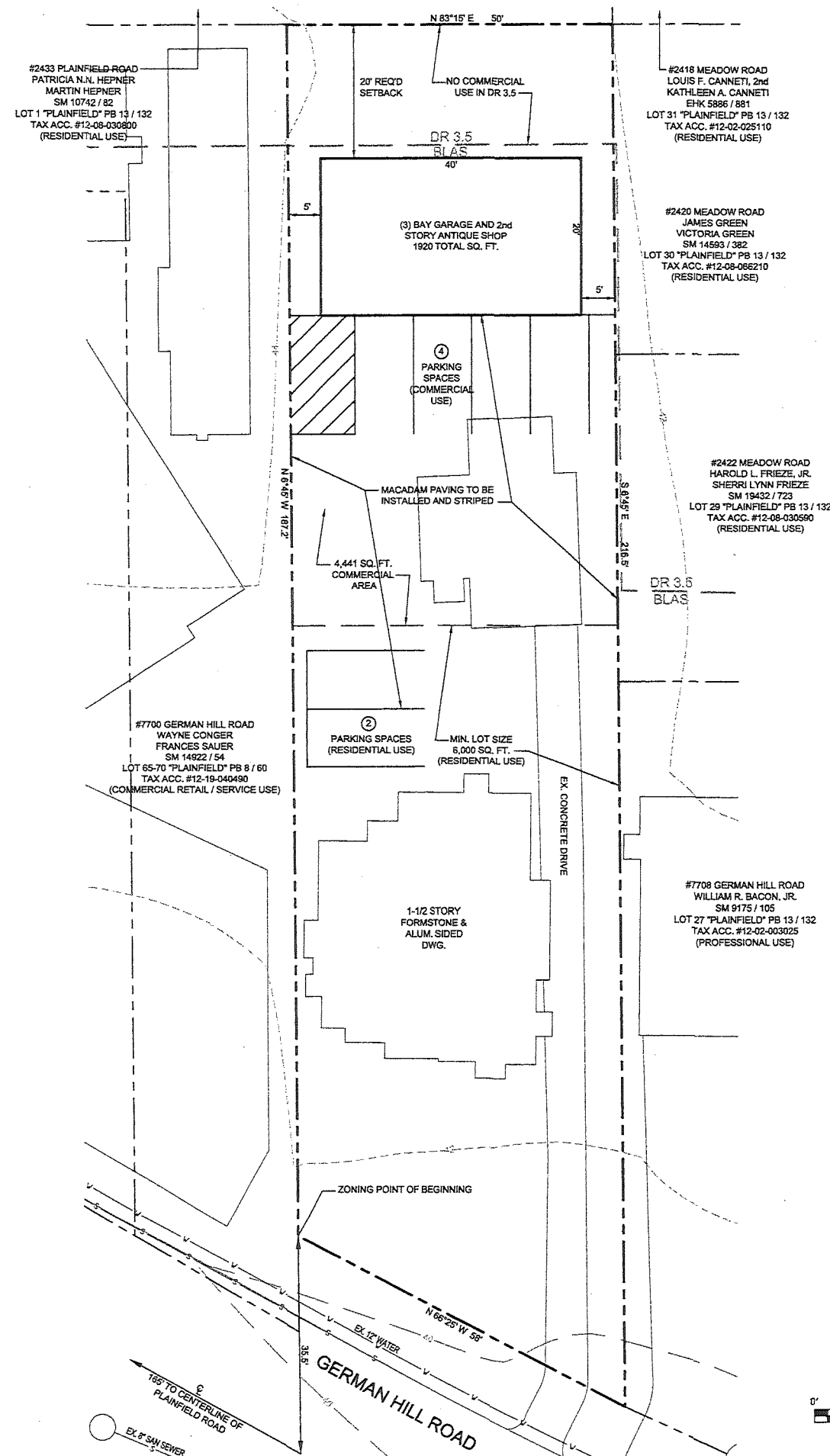
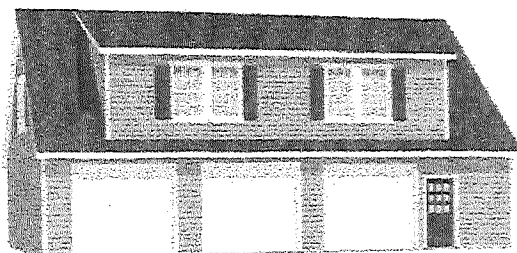
PROPOSED DEVELOPMENT

To construct a two story / three stall garage to be used for the storage and retail sales of antiques.

PARKING CALCULATIONS

Commercial use (retail sales)- proposed garage 1920 square feet
 1.92 x 5 (5 per 1000 sq. ft.) = 10 spaces required
 Inside of garage 3 spaces provided
 Outside of garage 4 spaces provided (shown)
 Residential use-
 2 spaces required
 2 spaces provided (shown)

POSSIBLE ELEVATION OF GARAGE



Vicinity Map - Scale: 1" = 2000'
 ADC The Map People - Permitted Use # 20612205

PETITION REQUESTS

- Variances
1. To allow 7 parking spaces in the commercial area of the subject property in lieu of the required 10 parking spaces per Section 409.6 A.2 (BCZR)
 2. To allow a two way movement driveway with a width of 9 feet in lieu of the required 20 feet per Section 409.4 A (BCZR)
 3. To be required no additional landscaping around the proposed commercial parking area in lieu of the required landscaping per Section 409.8 A.1 (BCZR)

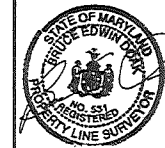
Bruce E. Doak Consulting, LLC
 Land Use Expert and Surveyor
 3601 Baker Schoolhouse Road
 Freeland, MD 21053
 o 443-900-5535 m 410-419-4906
 bdoak@bruceedoakconsulting.com

PLAN TO ACCOMPANY A PETITION
 #7704 GERMAN HILL ROAD
 LOT 28 "PLAT OF SECTION No.2 PLAINFIELD"
 PB 13/132

BALTIMORE COUNTY, MARYLAND
 12th ELECTION DISTRICT 7th COUNCILMANIC DISTRICT

Date: 6/6/2014

Scale: 1"=10'



58 I 2014-0264-A

SITE INFORMATION

- Ownership: William R. Bacon, Jr. & Kathleen M. Bacon
- Address of owners: 7708 German Hill Road Baltimore MD 21222
- Deed references / Tax acc. #s / Acreage / Tax Map / Parcel:
SM 32427 / 445 12-20-000770 10,441 Sq. Ft. (SDAT) TM 103 / Parcel 549
- Use of the property: Residential
- Election District: 12 Councilmanic District: 7
ADC Map: 4820K6 GIS tile: 103C1 Position sheet: 75E22
Census tract: 420100 Census block: 240054201003002
Schools: Bear Creek ES General John Stricker MS Patapsco HS
- The boundary shown hereon is from the deed recorded in the Land Records of Baltimore County. All other information shown hereon was taken from Baltimore County GIS tile 103C1 and the information provided by Baltimore County on the internet.
- Improvements: Single family dwelling

ZONING

Zoning: BLAS & DR 3.5 Case #2014-026A-A: Permitted

- 7 Parking Spaces in lieu of 10
- Two way movement driveway with a width of 9' in lieu of 20'
- No additional landscaping around the commercial parking

ENVIRONMENTAL

Watershed: Back River URDL land type: 0

- The existing dwelling is served by public water and sewer. The proposed garage will also be served by public water and sewer.
- There are no underground storage tanks on the subject property.
- The subject property is not in the Chesapeake Bay Critical Area.

PLANNING

Regional Planning District: North Point District Code: 330 Growth Tier: Public sewer & inside URDL Area

PROPOSED DEVELOPMENT

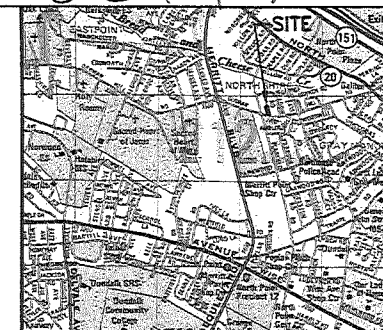
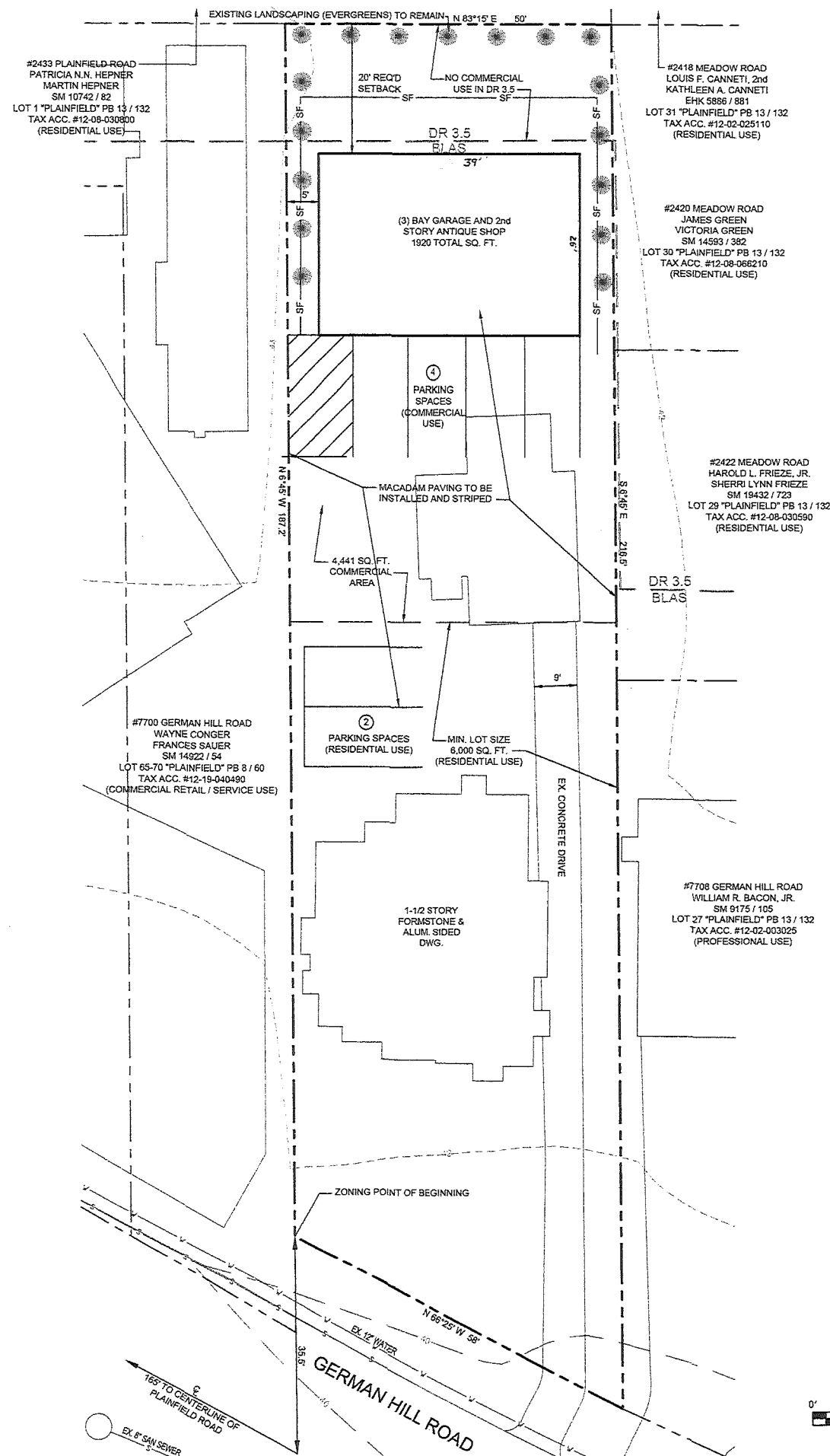
To construct a two story / three stall garage to be used for the storage and retail sales of antiques.

Limit of disturbance: 1,800 Square Feet.

PARKING CALCULATIONS

Commercial use (retail sales)- proposed garage 1920 square feet
1.92 x 5 (5 per 1000 sq. ft.) = 10 spaces required
Inside of garage 3 spaces provided
Outside of garage 4 spaces provided (shown)

Residential use- 2 spaces required
2 spaces provided (shown)



Vicinity Map - Scale: 1" = 2000'
ADC The Map People - Permitted Use # 20612205

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A PLAN TO ACCOMPANY A
BUILDING PERMIT APPLICATION
#7704 GERMAN HILL ROAD
LOT 28 "PLAT OF SECTION No.2 PLAINFIELD"
PB 13/132
BALTIMORE COUNTY, MARYLAND
12th ELECTION DISTRICT 7th COUNCILMANIC DISTRICT

Date: 4/16/2016
Scale: 1"=10'

REVISION

